

# Market Overview

	Jul. 2024	Jun. 2024	Jul. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	10,584	10,214	6,299	3.62%	68.03%
New Listings	5,152	5,827	4,789	-11.58%	7.58%
Pending	3,896	3,903	3,735	-0.18%	4.31%
Closed	3,708	3,911	3,890	-5.19%	-4.68%
Close Price - Average	\$ 708,937	\$ 718,177	\$ 692,715	-1.29%	2.34%
Close Price - Median	\$ 600,000	\$ 601,000	\$ 590,000	-0.17%	1.69%
Sales Volume	\$ 2,628,739,984	\$ 2,808,789,798	\$ 2,694,662,028	-6.41%	-2.45%
Days in MLS - Average	30	28	23	7.14%	30.43%
Days in MLS - Median	15	13	9	15.38%	66.67%
Close-Price-to-List-Price Ratio	99.04%	99.55%	99.89%	-0.51%	-0.85%
<b>Detached</b>					
Active Listings at Month's End	7,370	7,179	4,597	2.66%	60.32%
New Listings	3,730	4,295	3,378	-13.15%	10.42%
Pending	2,959	2,936	2,604	0.78%	13.63%
Closed	2,768	2,986	2,718	-7.30%	1.84%
Close Price - Average	\$ 794,685	\$ 794,919	\$ 782,134	-0.03%	1.60%
Close Price - Median	\$ 660,000	\$ 660,000	\$ 650,000	0.00%	1.54%
Sales Volume	\$ 2,199,686,959	\$ 2,373,627,425	\$ 2,125,839,348	-7.33%	3.47%
Days in MLS - Average	28	26	22	7.69%	27.27%
Days in MLS - Median	13	11	9	18.18%	44.44%
Close-Price-to-List-Price Ratio	99.06%	99.68%	99.95%	-0.62%	-0.89%
<b>Attached</b>					
Active Listings at Month's End	3,214	3,035	1,702	5.90%	88.84%
New Listings	1,422	1,532	1,411	-7.18%	0.78%
Pending	937	967	1,131	-3.10%	-17.15%
Closed	940	925	1,172	1.62%	-19.80%
Close Price - Average	\$ 456,439	\$ 470,446	\$ 485,344	-2.98%	-5.96%
Close Price - Median	\$ 415,000	\$ 410,000	\$ 420,000	1.22%	-1.19%
Sales Volume	\$ 429,053,025	\$ 435,162,373	\$ 568,822,680	-1.40%	-24.57%
Days in MLS - Average	35	33	25	6.06%	40.00%
Days in MLS - Median	22	17	10	29.41%	120.00%
Close-Price-to-List-Price Ratio	98.99%	99.14%	99.77%	-0.15%	-0.78%

# Knowledge is **POWER**

I'm here to **educate** you on current market conditions so you will be **empowered** to make **better decisions** when its time to buy or sell.

## Denver Metro Association of Realtors Monthly Market Trends Report

COMPLIMENTS OF

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# Market Highlights

## Realtor® Insights:

- The widely-held belief that a rate cut is coming in September is affecting both sellers and buyers. Buyers are waiting on the sidelines until the cut, while sellers are holding off on adjusting prices, anticipating the market will “improve” once rates drop.
- Buyers are becoming increasingly practical and discerning, noticing and valuing improvements and upgrades related to energy, water and space efficiency. In July, many buyers found their dream homes and negotiated fair purchase contracts as sellers started to feel the pressure of increased days in MLS.
- A significant number of showings and open house foot traffic at a listing doesn’t necessarily translate into a bidding war for a property. Case in point? A home in Golden, listed just below \$1 million, had 45 parties through the open house and 10 scheduled showings, but it only received two offers and went under contract for just \$5,000 more than the list price.

## Local News:

- Denver’s administration announced that the city’s planning department has reduced permitting review times for residential construction projects by 33 percent compared to 2023.
- Federal judges dismissed two lawsuits filed by property owners in Summit County challenging short-term rental regulations.
- Aspen, Colorado had five of the top 10 most expensive home sales nationally in the second quarter, including the most expensive sale at \$77 million.
- Denver Mayor Mike Johnston has proposed a 0.5 percent sales tax increase to generate \$100 million annually to meet the city’s affordable housing needs. Johnston said his plan will help fund an additional 44,000 housing units over the next 10 years.

## National News:

- As the presidential election nears, anticipation of its impact on the housing market grows. Historically, home sales have increased after nine of the past 11 elections, mortgage interest rates have decreased leading up to eight out of 11 elections and home prices have increased after seven of the past eight elections.
- International buyers pulled back from the U.S. real estate market, with existing home purchases falling 36 percent between April 2023 and March 2024, the lowest level of international investment since the National Association of Realtors® (NAR) began tracking it in 2009.
- Per a recent John Burns survey of architectural designers, new construction homes are getting smaller in an effort to cut costs, achieved by removing hallways and interior walls.

- House Bill 1337, signed in June, creates new requirements for HOAs to file foreclosure. This bill limits the amount associations can charge in attorney fees and gives homeowners a second chance in the event their home is foreclosed upon by an HOA.
- Some cities and states offer incentive programs to attract remote workers to relocate. These relocation programs provide a variety of perks, including free golf, steak dinners, teeth whitening packages and even cash incentives.
- Buyers terminated deals at a high rate in June, with 15 percent of home purchase contracts terminating nationally.

## Mortgage News:

- Nowhere is the gap between the average mortgage rate borrowers hold and the market rate wider than in Colorado, which could create a significant disincentive to sell. The mortgage rate lock-in gap, also known as the “golden handcuffs,” is 3.45 points in Colorado, the largest of any state.
- Mortgage purchase application data continues to lag near levels last seen in 1995, dropping every week during July.
- Mortgage rates experienced two of their largest drops in July based on expectation, rather than actual data. The first drop occurred after weaker-than-expected CPI inflation data suggested a possible September rate cut. The second drop followed Powell’s comments on July 31st as to the continued expectation of a September rate cut should the data support it.
- Per Mortgage News Daily, the 30-year mortgage started July at 7.14 percent and ended the month at 6.70 percent.

## Quick Stats:

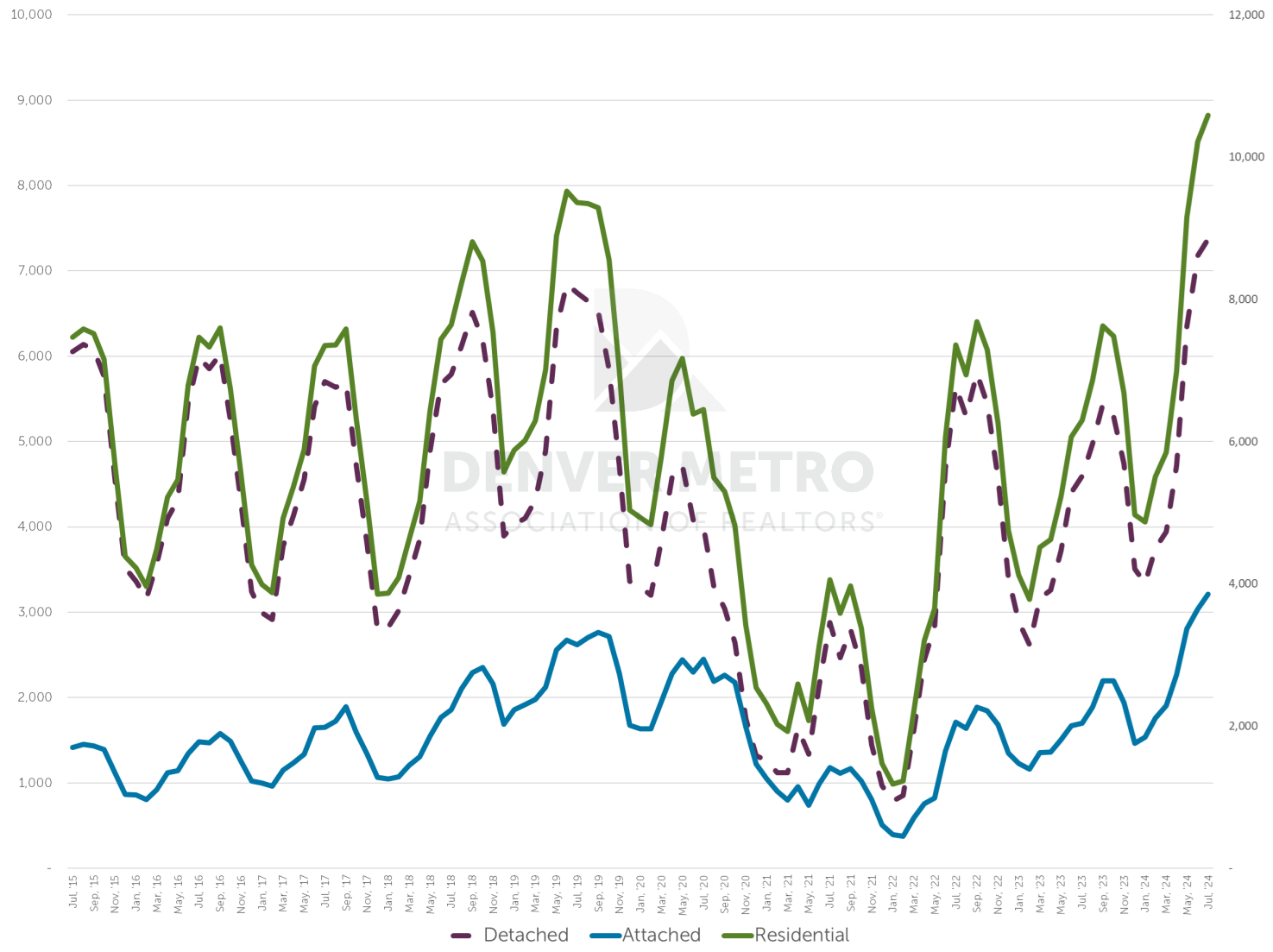
- The average active listings for July are 15,502 (1985-2023).
- The record-high July was 2006 with 31,989 listings and the record-low was set in 2021 with 4,056 listings.
- The historical average increase in active listings from June to July is 5.41 percent. An increase of 3.62 percent this July represents slower-than-anticipated increase, signaling our seasonal inventory peak is near.

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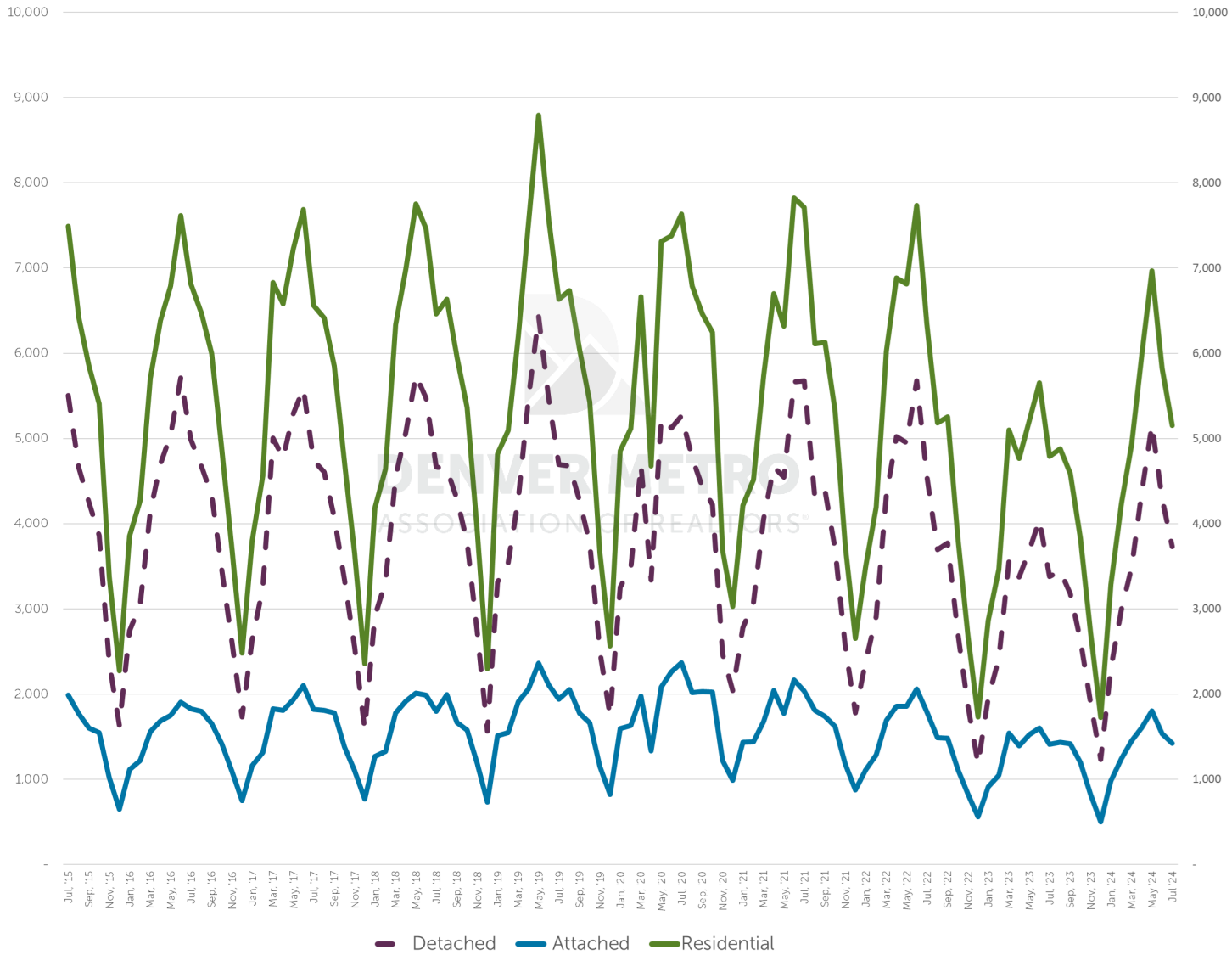
# Active Listings at Month's End

DMAR Market Trends | July 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



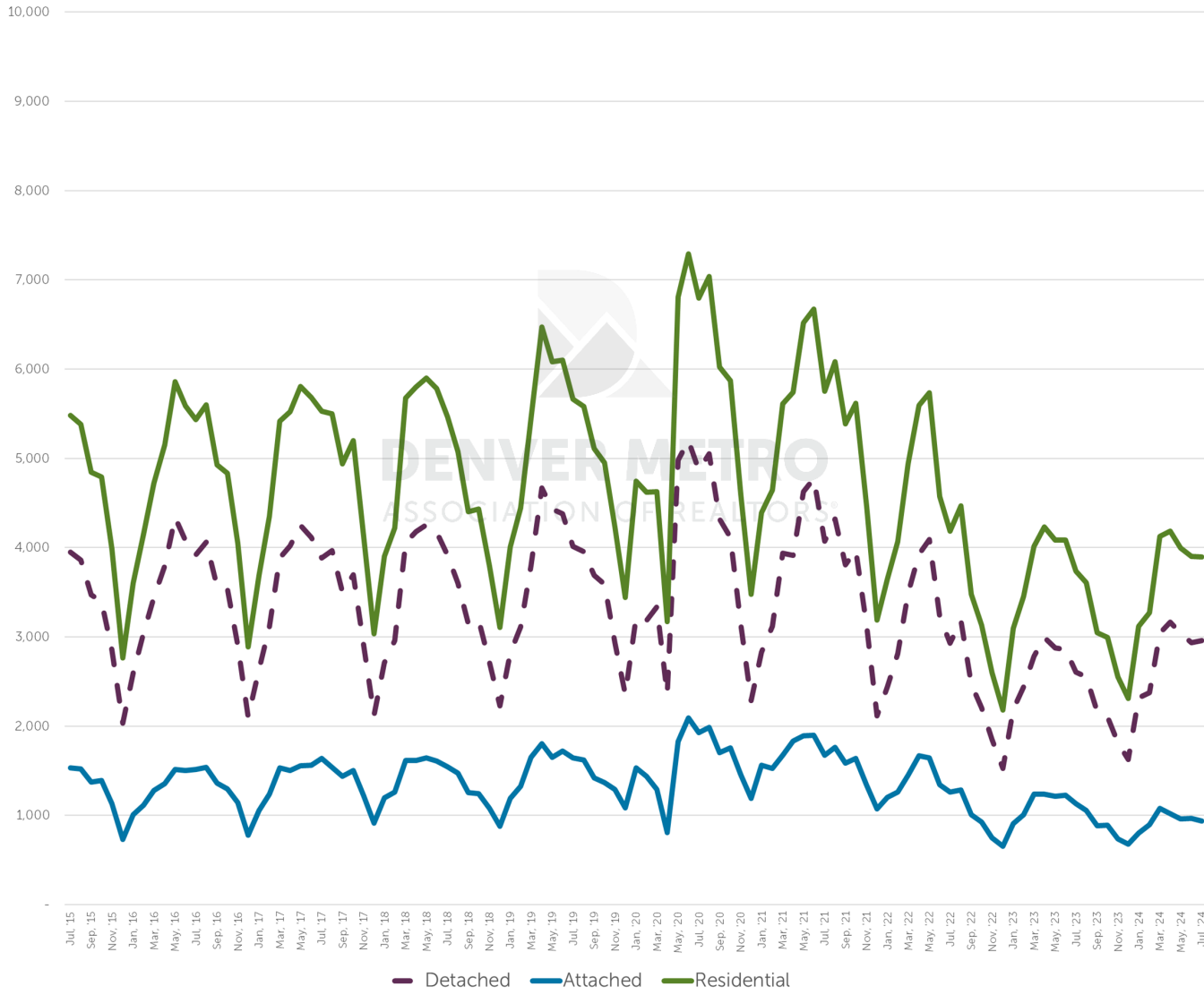
# New Listings

DMAR Market Trends | July 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Pending Sales

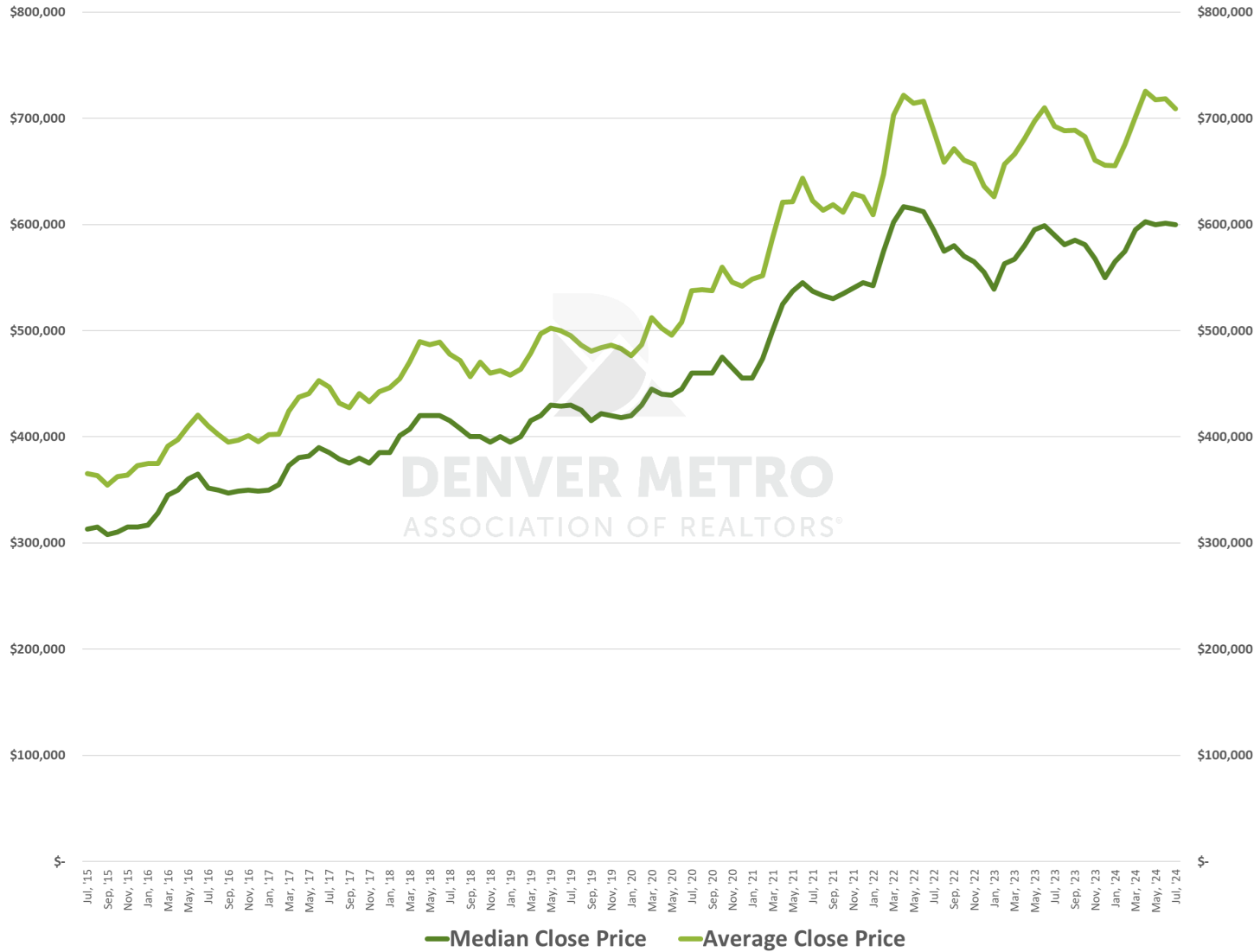
DMAR Market Trends | July 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

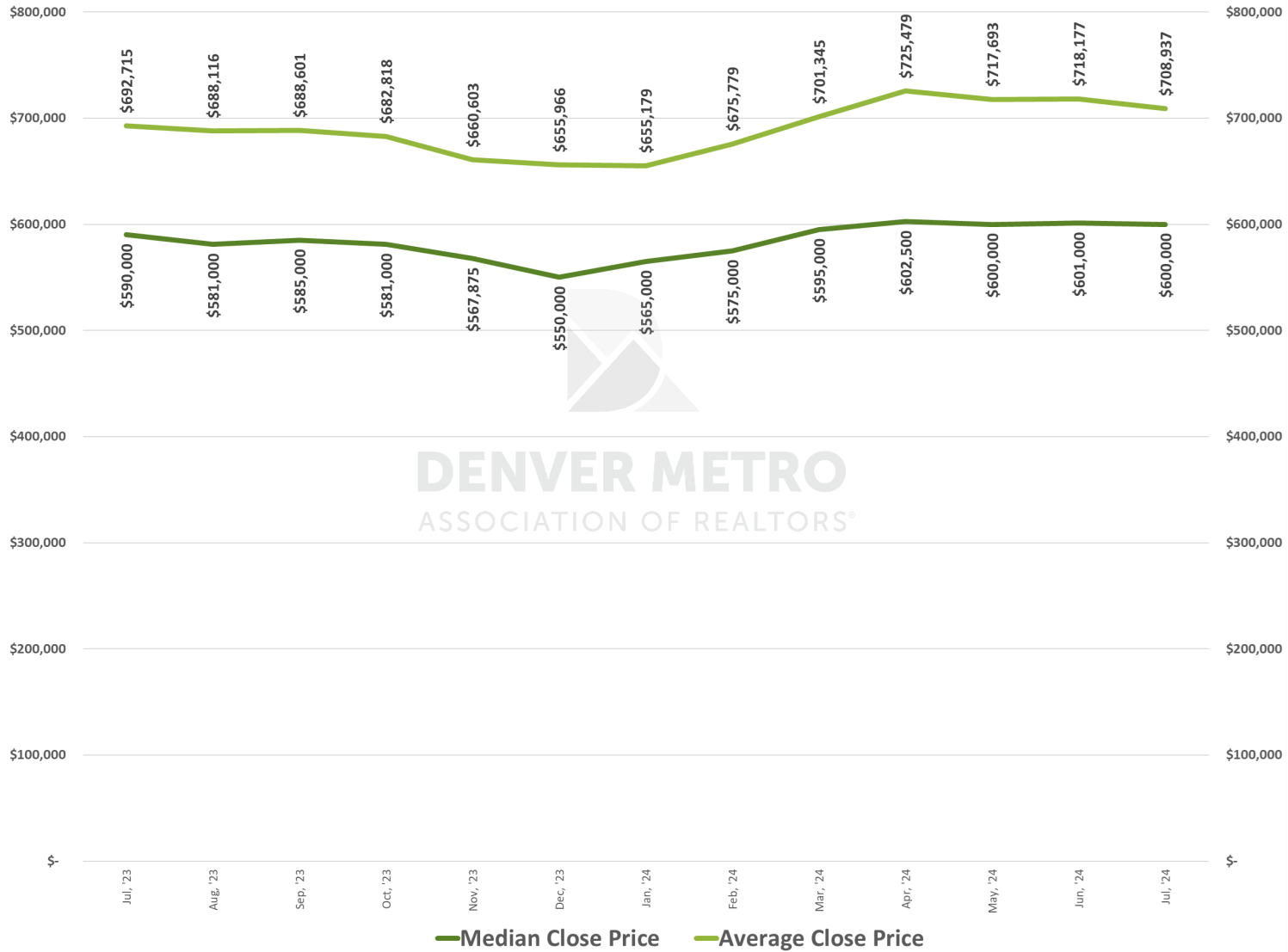
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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

1-year snapshot

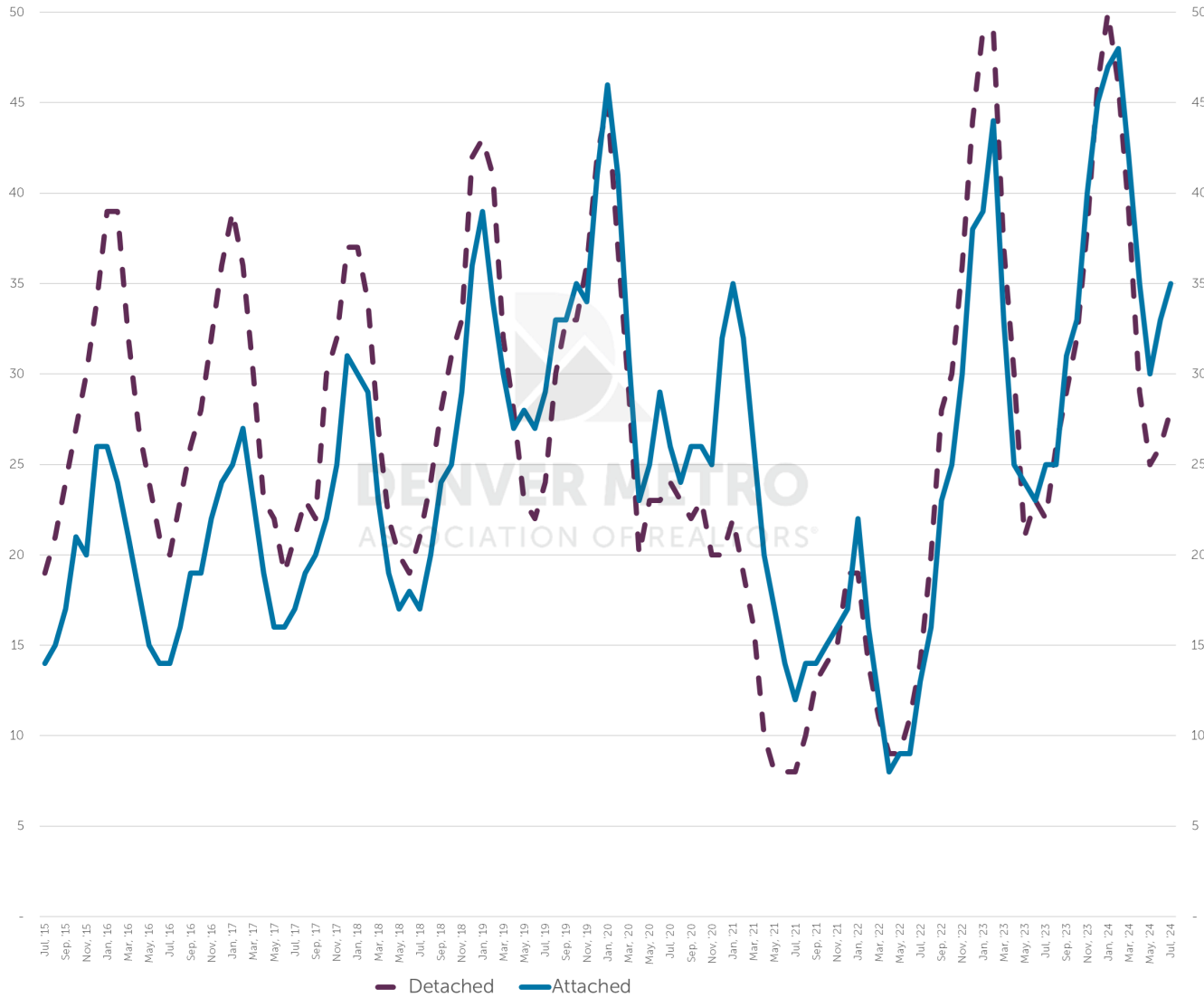
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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





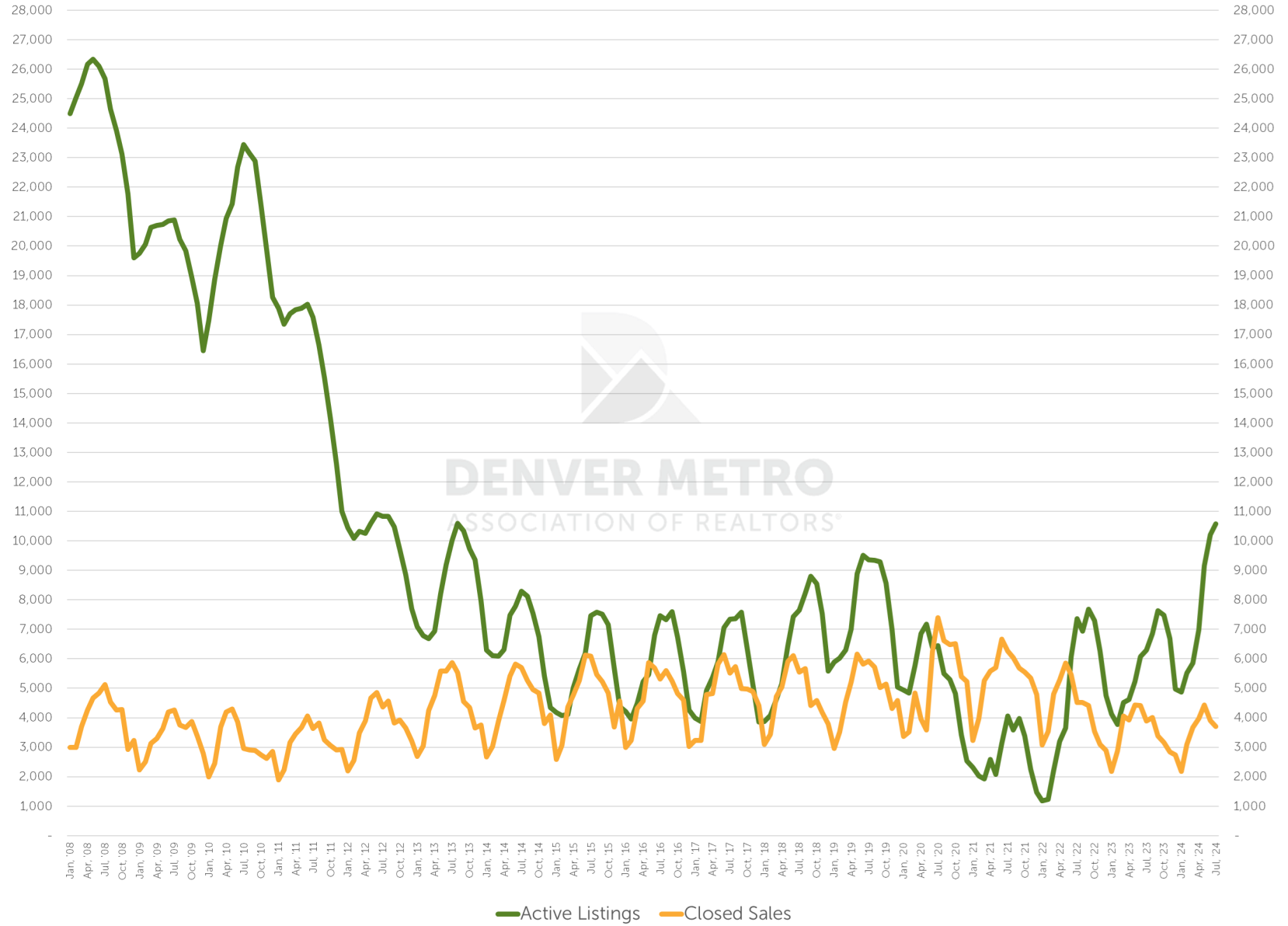
# Average Days in MLS

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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



## Residential Active Listings + Closed Sales at Month's End

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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# July Data Year-to-Date | 2024 to 2020

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential</b> (Detached + Attached)									
Active Listings at Month's End	10,584	6,299	7,361	4,056	6,449	68.03%	43.78%	160.95%	64.12%
New Listings	36,393	31,830	41,492	42,343	43,707	14.34%	-12.29%	-14.05%	-16.73%
Closed	25,044	25,793	32,547	36,693	33,252	-2.90%	-23.05%	-31.75%	-24.68%
Close Price - Average	\$ 704,783	\$ 680,771	\$ 693,574	\$ 606,691	\$ 506,985	3.53%	1.62%	16.17%	39.01%
Close Price - Median	\$ 595,000	\$ 580,000	\$ 600,000	\$ 520,000	\$ 442,900	2.59%	-0.83%	14.42%	34.34%
Sales Volume	\$ 17,650,594,782	\$ 17,559,120,319	\$ 22,573,745,231	\$ 22,261,313,380	\$ 16,858,276,830	0.52%	-21.81%	-20.71%	4.70%
Days in MLS - Average	34	31	12	15	29	9.68%	183.33%	126.67%	17.24%
Days in MLS - Median	13	9	4	4	8	44.44%	225.00%	225.00%	62.50%
Close-Price-to-List-Price Ratio	99.44%	99.82%	104.32%	103.90%	99.67%	-0.38%	-4.68%	-4.29%	-0.23%
<b>Detached</b>									
Active Listings at Month's End	7,370	4,597	5,650	2,878	4,001	60.32%	30.44%	156.08%	84.20%
New Listings	26,336	22,406	29,815	29,794	30,377	17.54%	-11.67%	-11.61%	-13.30%
Closed	18,662	18,128	22,575	25,239	23,657	2.95%	-17.33%	-26.06%	-21.11%
Close Price - Average	\$ 785,895	\$ 766,461	\$ 785,881	\$ 687,877	\$ 560,811	2.54%	0.00%	14.25%	40.14%
Close Price - Median	\$ 650,000	\$ 635,000	\$ 656,100	\$ 575,000	\$ 480,000	2.36%	-0.93%	13.04%	35.42%
Sales Volume	\$ 14,666,363,296	\$ 13,894,402,024	\$ 17,741,259,116	\$ 17,361,334,403	\$ 13,267,114,038	5.56%	-17.33%	-15.52%	10.55%
Days in MLS - Average	33	31	12	12	28	6.45%	175.00%	175.00%	17.86%
Days in MLS - Median	12	9	4	4	7	33.33%	200.00%	200.00%	71.43%
Close-Price-to-List-Price Ratio	99.54%	99.85%	104.42%	104.57%	99.76%	-0.31%	-4.67%	-4.81%	-0.22%
<b>Attached</b>									
Active Listings at Month's End	3,214	1,702	1,711	1,178	2,448	88.84%	87.84%	172.84%	31.29%
New Listings	10,057	9,424	11,677	12,549	13,330	6.72%	-13.87%	-19.86%	-24.55%
Closed	\$ 6,382	\$ 7,665	\$ 9,972	\$ 11,454	\$ 9,595	-16.74%	-36.00%	-44.28%	-33.49%
Close Price - Average	\$ 467,601	\$ 478,111	\$ 484,606	\$ 427,796	\$ 374,274	-2.20%	-3.51%	9.30%	24.94%
Close Price - Median	\$ 410,000	\$ 415,000	\$ 421,550	\$ 365,000	\$ 325,000	-1.20%	-2.74%	12.33%	26.15%
Sales Volume	\$ 2,984,231,486	\$ 3,664,718,295	\$ 4,832,486,115	\$ 4,899,978,977	\$ 3,591,162,792	-18.57%	-38.25%	-39.10%	-16.90%
Days in MLS - Average	38	29	12	21	31	31.03%	216.67%	80.95%	22.58%
Days in MLS - Median	18	10	4	5	11	80.00%	350.00%	260.00%	63.64%
Close-Price-to-List-Price Ratio	99.13%	99.76%	104.09%	102.42%	99.44%	-0.63%	-4.77%	-3.21%	-0.31%

## Market Trends

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	22	50	2.27	186	700	3.76
	\$300,000 to \$499,999	448	912	2.04	480	1,481	3.09
	\$500,000 to \$749,999	1,256	2,996	2.39	214	715	3.34
	\$750,000 to \$999,999	583	1,601	2.75	37	167	4.51
	\$1,000,000 to \$1,499,999	302	894	2.96	17	88	5.18
	\$1,500,000 to \$1,999,999	84	403	4.80	4	30	7.50
	\$2,000,000 and over	73	514	7.04	2	33	16.50
TOTALS		2,768	7,370	2.66	940	3,214	3.42

	Price Range	Detached		% change	Attached		% change
		Closed Jul. 2024	Closed Jun. 2024		Closed Jul. 2024	Closed Jun. 2024	
Month-Over-Month	\$0 to \$299,999	22	13	69.23%	186	163	14.11%
	\$300,000 to \$499,999	448	470	-4.68%	480	493	-2.64%
	\$500,000 to \$749,999	1,256	1,397	-10.09%	214	202	5.94%
	\$750,000 to \$999,999	583	594	-1.85%	37	33	12.12%
	\$1,000,000 to \$1,499,999	302	333	-9.31%	17	21	-19.05%
	\$1,500,000 to \$1,999,999	84	99	-15.15%	4	6	-33.33%
	\$2,000,000 and over	73	80	-8.75%	2	7	-71.43%
TOTALS		2,768	2,986	-7.30%	940	925	1.62%

	Price Range	Detached		% change	Attached		% change
		YTD Jul. 2024	YTD Jul. 2023		YTD Jul. 2024	YTD Jul. 2023	
Year-Over-Year	\$0 to \$299,999	120	114	5.26%	1,187	1,357	-12.53%
	\$300,000 to \$499,999	3,132	3,316	-5.55%	3,237	3,858	-16.10%
	\$500,000 to \$749,999	8,763	8,858	-1.07%	1,448	1,765	-17.96%
	\$750,000 to \$999,999	3,686	3,281	12.34%	295	376	-21.54%
	\$1,000,000 to \$1,499,999	1,813	1,540	17.73%	141	225	-37.33%
	\$1,500,000 to \$1,999,999	622	529	17.58%	46	49	-6.12%
	\$2,000,000 and over	526	490	7.35%	28	35	-20.00%
TOTALS		18,662	18,128	2.95%	6,382	7,665	-16.74%

## Properties Sold for \$1 Million or More

	Jul. 2024	Jun. 2024	Jul. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	673	889	600	-24.30%	12.17%
Pending	492	494	394	-0.40%	24.87%
Closed	482	546	460	-11.72%	4.78%
Sales Volume	\$ 772,535,453	\$ 856,900,149	\$ 738,691,507	-9.85%	4.58%
Days in MLS - Average	35	30	30	16.67%	16.67%
Days in MLS - Median	15	10	9	50.00%	66.67%
Close-Price-to-List-Price Ratio	97.85%	99.03%	98.89%	-1.19%	-1.05%
PSF Total	\$ 370	\$ 374	\$ 387	-1.07%	-4.39%
<b>Detached</b>					
New Listings	637	842	528	-24.35%	20.64%
Pending	466	472	350	-1.27%	33.14%
Closed	459	512	408	-10.35%	12.50%
Sales Volume	\$ 734,135,453	\$ 801,351,547	\$ 661,913,961	-8.39%	10.91%
Days in MLS - Average	35	29	27	20.69%	29.63%
Days in MLS - Median	14	9	8	55.56%	75.00%
Close-Price-to-List-Price Ratio	97.83%	99.18%	98.97%	-1.36%	-1.15%
PSF Total	\$ 360	\$ 362	\$ 370	-0.55%	-2.70%
<b>Attached</b>					
New Listings	36	47	72	-23.40%	-50.00%
Pending	26	22	44	18.18%	-40.91%
Closed	23	34	52	-32.35%	-55.77%
Sales Volume	\$ 38,400,000	\$ 55,548,602	\$ 76,777,546	-30.87%	-49.99%
Days in MLS - Average	34	45	54	-24.44%	-37.04%
Days in MLS - Median	24	23	26	4.35%	-7.69%
Close-Price-to-List-Price Ratio	98.12%	96.78%	98.29%	1.38%	-0.17%
PSF Total	\$ 571	\$ 557	\$ 523	2.51%	9.18%

## Properties Sold for \$1 Million or More

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	5,284	4,225	4,728	3,481	2,788	25.07%	11.76%	51.80%	89.53%
Pending	3,298	2,871	3,355	2,914	1,781	14.87%	-1.70%	13.18%	85.18%
Closed	3,176	2,868	3,831	3,102	1,466	10.74%	-17.10%	2.39%	116.64%
Sales Volume	\$ 5,110,852,353	\$ 4,685,499,235	\$ 6,096,609,273	\$ 4,939,585,777	\$ 2,228,276,242	9.08%	-16.17%	3.47%	129.36%
Days in MLS - Average	39	33	18	33	56	18.18%	116.67%	18.18%	-30.36%
Days in MLS - Median	13	8	4	5	20	62.50%	225.00%	160.00%	-35.00%
Close-Price-to-List-Price Ratio	98.56%	99.24%	105.33%	102.31%	97.45%	-0.69%	-6.43%	-3.67%	1.14%
PSF Total	\$ 381	\$ 386	\$ 397	\$ 364	\$ 336	-1.30%	-4.03%	4.67%	13.39%
<b>Detached</b>									
New Listings	4,940	3,744	4,199	3,024	2,468	31.94%	17.65%	63.36%	100.16%
Pending	3,104	2,571	2,995	2,574	1,634	20.73%	3.64%	20.59%	89.96%
Closed	2,961	2,559	3,434	2,756	1,340	15.71%	-13.77%	7.44%	120.97%
Sales Volume	\$ 4,775,339,189	\$ 4,229,074,311	\$ 5,499,823,056	\$ 4,430,421,349	\$ 2,042,443,164	12.92%	-13.17%	7.79%	133.81%
Days in MLS - Average	39	33	16	30	55	18.18%	143.75%	30.00%	-29.09%
Days in MLS - Median	12	8	4	5	19	50.00%	200.00%	140.00%	-36.84%
Close-Price-to-List-Price Ratio	98.61%	99.33%	105.52%	102.59%	97.53%	-0.72%	-6.55%	-3.88%	1.11%
PSF Total	\$ 369	\$ 367	\$ 377	\$ 339	\$ 313	0.54%	-2.12%	8.85%	17.89%
<b>Attached</b>									
New Listings	344	481	529	457	320	-28.48%	-34.97%	-24.73%	7.50%
Pending	194	300	360	340	147	-35.33%	-46.11%	-42.94%	31.97%
Closed	215	309	397	346	126	-30.42%	-45.84%	-37.86%	70.63%
Sales Volume	\$ 335,513,164	\$ 456,424,924	\$ 596,786,217	\$ 509,164,428	\$ 185,833,078	-26.49%	-43.78%	-34.11%	80.55%
Days in MLS - Average	50	39	28	55	65	28.21%	78.57%	-9.09%	-23.08%
Days in MLS - Median	23	12	4	7	35	91.67%	475.00%	228.57%	-34.29%
Close-Price-to-List-Price Ratio	97.83%	98.54%	103.67%	100.04%	96.63%	-0.72%	-5.63%	-2.21%	1.24%
PSF Total	\$ 547	\$ 537	\$ 570	\$ 561	\$ 573	1.86%	-4.04%	-2.50%	-4.54%

## Properties Sold Between \$750,000 and \$999,999

	Jul. 2024	Jun. 2024	Jul. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	850	978	806	-13.09%	5.46%
Pending	616	650	631	-5.23%	-2.38%
Closed	620	627	607	-1.12%	2.14%
Sales Volume	\$ 527,106,009	\$ 532,056,426	\$ 516,602,401	-0.93%	2.03%
Days in MLS - Average	28	25	26	12.00%	7.69%
Days in MLS - Median	15	9	10	66.67%	50.00%
Close-Price-to-List-Price Ratio	99.30%	99.50%	99.91%	-0.20%	-0.61%
PSF Total	\$ 290	\$ 288	\$ 287	0.69%	1.05%
<b>Detached</b>					
New Listings	790	910	718	-13.19%	10.03%
Pending	576	611	574	-5.73%	0.35%
Closed	583	594	547	-1.85%	6.58%
Sales Volume	\$ 496,392,409	\$ 504,341,500	\$ 466,774,938	-1.58%	6.35%
Days in MLS - Average	27	24	26	12.50%	3.85%
Days in MLS - Median	15	9	10	66.67%	50.00%
Close-Price-to-List-Price Ratio	99.34%	99.46%	98.89%	-0.12%	0.46%
PSF Total	\$ 279	\$ 283	\$ 274	-1.41%	1.82%
<b>Attached</b>					
New Listings	60	68	88	-11.76%	-31.82%
Pending	40	39	57	2.56%	-29.82%
Closed	37	33	60	12.12%	-38.33%
Sales Volume	\$ 30,713,600	\$ 27,714,926	\$ 49,827,463	10.82%	-38.36%
Days in MLS - Average	35	37	29	-5.41%	20.69%
Days in MLS - Median	18	11	8	63.64%	125.00%
Close-Price-to-List-Price Ratio	98.79%	100.13%	100.11%	-1.34%	-1.32%
PSF Total	\$ 463	\$ 362	\$ 407	27.90%	13.76%

# Properties Sold Between \$750,000 and \$999,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	5,981	5,102	6,509	4,482	3,448	17.23%	-8.11%	33.44%	73.46%
Pending	4,275	4,000	4,878	3,870	2,567	6.88%	-12.36%	10.47%	66.54%
Closed	3,981	3,657	5,103	3,883	2,115	8.86%	-21.99%	2.52%	88.23%
Sales Volume	\$ 3,376,547,165	\$ 3,097,125,868	\$ 4,322,026,749	\$ 3,294,385,846	\$ 1,788,289,418	9.02%	-21.88%	2.49%	88.81%
Days in MLS - Average	34	31	13	17	42	9.68%	161.54%	100.00%	-19.05%
Days in MLS - Median	11	10	4	4	13	10.00%	175.00%	175.00%	-15.38%
Close-Price-to-List-Price Ratio	99.68%	99.81%	104.55%	103.96%	99.02%	-0.13%	-4.66%	-4.12%	0.67%
PSF Total	\$ 289	\$ 287	\$ 302	\$ 277	\$ 250	0.70%	-4.30%	4.33%	15.60%
<b>Detached</b>									
New Listings	5,483	4,555	5,882	3,883	2,835	20.37%	-6.78%	41.21%	93.40%
Pending	3,964	3,621	4,408	3,366	2,214	9.47%	-10.07%	17.77%	79.04%
Closed	3,686	3,281	4,547	3,385	1,804	12.34%	-18.94%	8.89%	104.32%
Sales Volume	\$ 3,128,279,791	\$ 2,780,867,705	\$ 3,852,205,197	\$ 2,867,975,036	\$ 1,524,690,026	12.49%	-18.79%	9.08%	105.17%
Days in MLS - Average	33	31	12	13	42	6.45%	175.00%	153.85%	-21.43%
Days in MLS - Median	11	10	4	4	13	10.00%	175.00%	175.00%	-15.38%
Close-Price-to-List-Price Ratio	99.70%	99.83%	104.70%	104.41%	99.08%	-0.13%	-4.78%	-4.51%	0.63%
PSF Total	\$ 277	\$ 273	\$ 284	\$ 260	\$ 232	1.47%	-2.46%	6.54%	19.40%
<b>Attached</b>									
New Listings	498	547	627	599	613	-8.96%	-20.57%	-16.86%	-18.76%
Pending	311	379	470	504	353	-17.94%	-33.83%	-38.29%	-11.90%
Closed	295	376	556	498	311	-21.54%	-46.94%	-40.76%	-5.14%
Sales Volume	\$ 248,267,374	\$ 316,258,163	\$ 469,821,552	\$ 426,410,810	\$ 263,599,392	-21.50%	-47.16%	-41.78%	-5.82%
Days in MLS - Average	50	32	20	41	42	56.25%	150.00%	21.95%	19.05%
Days in MLS - Median	14	10	5	7	15	40.00%	180.00%	100.00%	-6.67%
Close-Price-to-List-Price Ratio	99.35%	99.66%	103.30%	100.87%	98.69%	-0.31%	-3.82%	-1.51%	0.67%
PSF Total	\$ 432	\$ 415	\$ 445	\$ 393	\$ 353	4.10%	-2.92%	9.92%	22.38%



## Properties Sold Between \$500,000 and \$749,999

	Jul. 2024	Jun. 2024	Jul. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	2,016	2,233	1,880	-9.72%	7.23%
Pending	1,547	1,567	1,510	-1.28%	2.45%
Closed	1,470	1,599	1,587	-8.07%	-7.37%
Sales Volume	\$ 894,522,039	\$ 973,645,548	\$ 966,004,677	-8.13%	-7.40%
Days in MLS - Average	28	27	23	3.70%	21.74%
Days in MLS - Median	14	12	10	16.67%	40.00%
Close-Price-to-List-Price Ratio	99.55%	99.88%	100.04%	-0.33%	-0.49%
PSF Total	\$ 286	\$ 282	\$ 285	1.42%	0.35%
<b>Detached</b>					
New Listings	1,706	1,888	1,553	-9.64%	9.85%
Pending	1,363	1,369	1,231	-0.44%	10.72%
Closed	1,256	1,397	1,317	-10.09%	-4.63%
Sales Volume	\$ 770,048,929	\$ 856,176,555	\$ 804,864,216	-10.06%	-4.33%
Days in MLS - Average	27	26	22	3.85%	22.73%
Days in MLS - Median	13	11	9	18.18%	44.44%
Close-Price-to-List-Price Ratio	99.61%	99.95%	100.10%	-0.34%	-0.49%
PSF Total	\$ 276	\$ 274	\$ 273	0.73%	1.10%
<b>Attached</b>					
New Listings	310	345	327	-10.14%	-5.20%
Pending	184	198	279	-7.07%	-34.05%
Closed	214	202	270	5.94%	-20.74%
Sales Volume	\$ 124,473,110	\$ 117,468,993	\$ 161,140,461	5.96%	-22.75%
Days in MLS - Average	37	35	32	5.71%	15.63%
Days in MLS - Median	22	18	12	22.22%	83.33%
Close-Price-to-List-Price Ratio	99.24%	99.46%	99.71%	-0.22%	-0.47%
PSF Total	\$ 343	\$ 332	\$ 345	3.31%	-0.58%

# Properties Sold Between \$500,000 and \$749,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	14,008	12,460	17,065	13,999	11,692	12.42%	-17.91%	0.06%	19.81%
Pending	10,568	10,809	13,214	12,413	9,821	-2.23%	-20.02%	-14.86%	7.61%
Closed	10,211	10,623	13,772	12,966	8,855	-3.88%	-25.86%	-21.25%	15.31%
Sales Volume	\$ 6,200,292,498	\$ 6,454,551,834	\$ 8,407,689,145	\$ 7,791,765,286	\$ 5,258,546,824	-3.94%	-26.25%	-20.43%	17.91%
Days in MLS - Average	33	33	11	12	34	0.00%	200.00%	175.00%	-2.94%
Days in MLS - Median	13	11	4	4	11	18.18%	225.00%	225.00%	18.18%
Close-Price-to-List-Price Ratio	99.83%	100.01%	104.28%	104.83%	99.60%	-0.18%	-4.27%	-4.77%	0.23%
PSF Total	\$ 281	\$ 276	\$ 298	\$ 259	\$ 220	1.81%	-5.70%	8.49%	27.73%
<b>Detached</b>									
New Listings	11,707	10,181	14,439	12,024	9,884	14.99%	-18.92%	-2.64%	18.44%
Pending	9,107	8,969	11,121	10,614	8,508	1.54%	-18.11%	-14.20%	7.04%
Closed	8,763	8,858	11,413	11,104	7,675	-1.07%	-23.22%	-21.08%	14.18%
Sales Volume	\$ 5,356,572,197	\$ 5,407,423,217	\$ 7,008,395,492	\$ 6,687,926,115	\$ 4,560,706,462	-0.94%	-23.57%	-19.91%	17.45%
Days in MLS - Average	32	32	11	9	32	0.00%	190.91%	255.56%	0.00%
Days in MLS - Median	12	10	4	4	11	20.00%	200.00%	200.00%	9.09%
Close-Price-to-List-Price Ratio	99.90%	100.08%	104.34%	105.28%	99.65%	-0.18%	-4.26%	-5.11%	0.25%
PSF Total	\$ 272	\$ 263	\$ 284	\$ 242	\$ 201	3.42%	-4.23%	12.40%	35.32%
<b>Attached</b>									
New Listings	2,301	2,279	2,626	1,975	1,808	0.97%	-12.38%	16.51%	27.27%
Pending	1,461	1,840	2,093	1,799	1,313	-20.60%	-30.20%	-18.79%	11.27%
Closed	1,448	1,765	2,359	1,862	1,180	-17.96%	-38.62%	-22.23%	22.71%
Sales Volume	\$ 843,720,301	\$ 1,047,128,617	\$ 1,399,293,653	\$ 1,103,839,171	\$ 697,840,362	-19.43%	-39.70%	-23.56%	20.90%
Days in MLS - Average	45	38	14	27	46	18.42%	221.43%	66.67%	-2.17%
Days in MLS - Median	19	15	4	5	18	26.67%	375.00%	280.00%	5.56%
Close-Price-to-List-Price Ratio	99.39%	99.65%	104.00%	102.16%	99.31%	-0.26%	-4.43%	-2.71%	0.08%
PSF Total	\$ 340	\$ 341	\$ 366	\$ 365	\$ 345	-0.29%	-7.10%	-6.85%	-1.45%